Evidence to Verify the application for a Lawful Development Certificate

Reference: PP-12363646

Project:

27 Harvey Road, Goring by Sea, West Sussex, BN12 4DS – Proposed Single Storey Rear Extension

Date: September 2023

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. Class A - the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors.

Statement of design & compliance:

1) The existing property is a detached bungalow, is not a listed building and is not located within a conservation area.

2) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) **will not exceed** 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse

3) The proposed extension shall be constructed using materials similar in appearance to the existing house.

4) The extension **will not** extend beyond the rear wall of the original dwellinghouse by more than 4 metres.

5) The total height of the extension **will not** exceed 4 meters.

6) No raised balconies, verandas or platforms shall be incorporated.